



## 45 Belmont Terrace Calgary Alberta

\$739,000

**\*OPEN HOUSE SAT JAN 11. 1PM - 4PM HAS BEEN CANCELED\*** Welcome to 45 Belmont Terrace SW. This 2-storey single-family gem is a combination of modern design, comfort, and functionality. This home is well kept and upgraded in and out. You'll find high-end finishes, stainless steel appliances with built-in oven and microwave, a large island with quartz countertops, double sinks with garburator and plenty of cabinet space for all your culinary needs. The garage proudly presents polyaspartic coated flooring and tools organizer, all made in 2020. AC installed in 2023. Cedar fence built in 2020. Two tier deck. Home is still under new home warranty until 2029. The lightings and oven are wifi smart controlled. Wired security cameras are managed and monitored by iPhones, included. The dining area is a great size and full of sun lights. Heading upstairs, you'll find a space saving bonus room for an office or a rec room. The primary bedroom is a luxurious retreat, complete with a walk-through closet and a gorgeous 5-pc ensuite bathroom featuring his and her sinks, a walk-in shower and a jetted tub. Both of the secondary bedrooms are good size and feature walk-in closet. Basement is unfinished ready for your own development with roughed in plumbing for the future bathroom. Belmont is a vibrant community that offers the perfect balance between suburban tranquility & urban accessibility. With parks, schools, & shopping centers just minutes away, you'll have everything you need right at your fingertips. Don't miss the opportunity to make this beautiful Belmont property your new home. Schedule your private showing today! (id:6769)

Primary Bedroom 15.08 Ft x 11.92 Ft

Bedroom 10.00 Ft x 10.17 Ft

Bedroom 12.75 Ft x 12.33 Ft

Bonus Room 13.17 Ft x 14.08 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Other 5.83 Ft x 9.17 Ft

Kitchen 15.17 Ft x 10.42 Ft

Dining room 11.33 Ft x 10.92 Ft

Living room 14.92 Ft x 12.00 Ft

Pantry 6.83 Ft x 4.17 Ft

2pc Bathroom Measurements not available

Listing Presented By:



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**RE/MAX Realty Professionals**

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